



Department of Planning and Zoning

149 Church Street, City Hall
Burlington, VT 05401-8415
Phone: (802) 865-7188
Fax: (802) 865-7195

www.burlingtonvt.gov/pz

RECEIVED
MAR 09 2016

DEPARTMENT OF
PLANNING & ZONING

Time Extension Request

Use this form to request a one year time extension on any valid zoning permit.

Permits that were administratively approved can have time extension requests administratively reviewed and there is no fee.

Permits that were reviewed by the Development Review Board, require a public meeting and there is a \$150 fee for this request to cover time and expenses for public notices.

PROJECT LOCATION ADDRESS: 210 South Union Street

PROPERTY
OWNER*: Chad & Patsy Tyler

*If condominium unit, written approval from the Association is also required

OWNER'S
REPRESENTATIVE: _____

POSTAL ADDRESS: 491 St. Albans Road

POSTAL ADDRESS: _____

CITY, ST, ZIP: Swanton VT 05488

CITY, ST, ZIP: _____

DAY PHONE: 802-252-7426

DAY PHONE: _____

EMAIL: cap.tyler@comcast.net

EMAIL: _____

SIGNATURE: [Signature]

SIGNATURE: _____

I am the owner and I duly authorize the owner's representative (if applicable) to act on my behalf for all matters pertaining to this zoning permit application.

Zoning Permit Number: #14-0753CA

Summary of Approved Permit Description: Add one residential unit to existing accessory structure; increasing total units for property from four to five; add one surface parking space

Summary of current status of project: Awaiting decision from DPW on a sprinkler system to close up walls and ceilings. We need to complete the interior finish, build the deck on south elevation and paint.

- Please ask for assistance if you have any questions about filling out this form. Call the Planning and Zoning at 802-865-7188, or visit the office in the lower level of City Hall, 149 Church Street.

Office Use Only:

Check No. 2005 Amount Paid \$150.- Zoning Permit # 14-0753CA/CU

February 19, 2016

RECEIVED
FEB 22 2016

To:
Burlington Department of Planning and Zoning
149 Church Street
Burlington, VT 05401

DEPARTMENT OF
PLANNING & ZONING

Thank you for your courtesy letter of January 27th to remind us of the impending expiration of our Zoning Permit #14-0753CA. It's hard to believe that we have been at work for almost two years already.

We would like to request a time extension on our permit as we still have a way to go to finish the project for a number of reasons. Mainly due to a rather steep learning curve on our part and the inherent difficulties of installing 21st century building codes into a 19th century structure.

The primary reason is that we seem to have entered a gray area with the DPW. First off we cannot state enough how helpful they were in getting us through the DRB application process and in issuing our building permit. As first time developers of our first property they were all very patient and helpful with us. However, last year the new inspector initiated a visit to our property with the Fire Marshall. He concluded that we now need to install a sprinkler system in the building. This has thrown the project into a catch-22 situation that we are still attempting to resolve. The exact decision on the system seems to be in limbo between the Fire Marshall, the Building Inspector and the Sprinkler Installer with each saying the other makes the call. Our entire project now hinges on this as we are hearing estimates ranging from \$15,000 to \$90,000 depending on what is required. We lost our builder, plumber and electrician as they had to move on to other jobs because the possible installation of the system doesn't allow us to close up our walls or ceilings. I have been chasing quotes from sprinkler companies for months now and I still have yet to get one in writing as they don't want to be on the line for quoting a system that may not meet code. In the interim I have been doing what work I can when my builder is free but I'm now reaching the point where that will also end.

Secondly we discovered that our engineer had not followed through with Megan Moir on the final design of our surface water mitigation system. After spending thousands of dollars to try and trap all the water on our property we somehow ended up with an overflow onto the city sidewalk after heavy rain events. Megan rightly wants to correct the issue but it seems we will be on the hook for many thousands again to help her do so.

The prospect of the sprinkler system and water mitigation on top of the excavator going woefully over budget during our first phase of construction has our heads spinning. Without more time there would be no way for us to generate the funds needed to finish things up in any case.

It appears that our only recourse at this point is to appeal the DPW decision with the City Engineer which we really don't want to do as we don't want to appear like we are trying to "go over their heads". However, the sprinkler issue was brought up repeatedly during the application process and was not included as a condition of our building permit and the burden this creates a full year into our project needs to be questioned. We are fine with any other extra fire mitigation we can afford but a potential \$90,000 expense is beyond our means, so I will write a letter of appeal this week. We have been in steady contact with Megan and she will do another site visit this spring to see how we should proceed with the water issue and figure out our responsibility for the work.

We are obviously disappointed that we even have to ask for this extension. The barn is really starting to look fantastic and it's very dispiriting to be within sight of completion and still have so many unresolved issues. It is particularly frustrating as we spent years preparing and researching this project just so we wouldn't get caught up in such a dilemma.

If there is anything else you need to support your decision, please don't hesitate to contact us and we would welcome you for a site visit any time you are available.

Sincerely,

Chad and Patsy Tyler
cpl.tyler@comcast.net

Ryan Morrison

From: Chadwick Tyler <cpl.tyler@comcast.net>
Sent: Wednesday, March 16, 2016 9:28 PM
To: Ryan Morrison
Cc: Chad Tyler
Subject: Re: Permit extension - 210 South Union Street

Thank you Ryan,

So far...

- Parking lot access created for 204 South Union.
- Large soft maple removed.
- Barn was jacked, perimeter drains dug and the old foundation removed.
- New foundation was poured and the barn reset and jacked plumb.
- New structural steel added in basement and on existing truss member in garage.
- Queen trusses replaced and added to in apartment, new floor joists and new flooring and decking in garage.
- Power and AV conduit excavated and brought up from South Union.
- New water line was brought up from the house.
- Two sidewalk panels were replaced at the street and the conduit buried.
- New gas line brought up from the street and a new line extended to barn.
- Waste line dug and tied into existing house line.
- Two stormwater cisterns installed in yard.
- Paving, grading and deck footings installed.
- Drains and waste lines stubbed in and basement floor poured.
- Basement walls insulated and framed.
- Gas and electric meters installed.
- Basement wiring and plumbing roughed in.
- Basement walls clad.
- Forced air furnace installed in basement.
- Windows and doors installed.
- Siding and trim repaired and replaced.
- Garage ceiling removed and existing apartment floor joists sistered or replaced.
- Garage framed, walls repaired and clad.
- Apartment ceiling dropped and framed with new joists.
- Apartment walls framed and blocked, stairway framed.
- Apartment radiant flooring installed and HW tank purchased.
- Apartment flooring installed.
- Plumbing rough in prepped

The plumbing rough in should happen any day as my plumber said he would do it last week. I was going to rough in the electrical next and then I pretty much have to stop until I get a decision on the sprinkler. If it drags out I figure I can get the deck built and possibly paint this summer as well.

Is there anything specific we should bring to the meeting?

Thanks for your help, if you need anything else just let us know.

Chad and Patsy

On Mar 16, 2016, at 3:24 PM, Ryan Morrison wrote:

Hi Chad & Patsy.

I am processing your permit extension request for the additional dwelling unit right now. As you may be aware, the DRB has to rule on this because it originally went through their process. It will be heard on April 5th, at 5 p.m.

I am hoping that you can put together a list of the work that has been done so far on the permit. Doesn't have to be too specific, but should show that work has been ongoing.

That's all I'm looking for at the moment. Let me know if you have any questions. Thanks!!

Ryan Morrison, CFM
Associate Planner
City of Burlington
802-865-7190